

DEED RESTRICTIONS

STATE OF TEXAS

15/ITC/ 2066919 -COM/GMH

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KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF BLANCO

These Deed Restrictions are made on the date hereinafter set forth by Master Flag, LP, the owner of the Property described below, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, Owner holds fee title to that certain tract of land located in Blanco County, Texas, containing approximately 565.12 acres, more or less, and being more fully described by metes and bounds on the attached Exhibit "A", which is incorporated herein for any and all purposes, hereinafter referred to as "Property".

WHEREAS, it is the desire and purpose of Owner to place certain restrictions, covenants, and conditions (hereinafter "Restrictions") upon the Property in order to establish a uniform plan for its development, prevent nuisances, prevent the impairment of the value of the Property;

NOW THEREFORE, the Declarant declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the Restrictions set forth herein, and such Restrictions shall run with the land:

1. No junkyard shall be allowed to be located on the Property.
2. No commercial mining operations shall be allowed on the Property.
3. No activity (including the operation of a bed and breakfast or similar activity) whether for profit or not, shall be conducted on any Tract which is not related to the occupation of a Tract for single family residential purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present that is visible from the adjoining 646.81 acre tract ("Adjoining Tract") and (b) no material additional traffic is created as a result of the activity. Nothing herein shall prohibit the use of home offices or businesses in compliance with the preceding subsections (a) and (b).
4. No dump sites of any kind shall be allowed on the Property.
5. No manufactured home parks shall be allowed on the Property.
6. Only one prefabricated structure or mobile home is permitted to be located on the Property per every 100 acres, unless used for construction purposes or used as a property sales office.
7. The Property shall not be subdivided into tracts smaller than 5 acres in size.

- 8. Any Tract sold from the Property shall pay annual assessments to the Legacy Hills in Blanco County Property Owners' Association, Inc. upon the occurrence of the Termination Conditions as set forth in the Non-Exclusive Road Access And Utility Easement Agreement of even date herewith between Owner and LSLP Legacy Hills, LLC, in order to contribute to the costs to maintain any access roads. Any assessments shall only apply (i) if all owners in the Property and Adjacent Tract are assessed equally for the roads used for such tracts, and (ii) the Adjacent Tract is fully developed and all plats and road facilities are completed.

These Restrictions cannot be modified or terminated without the consent of LSLP Legacy Hills, LLC, who is the owner of the Adjoining Tract, or Frost Bank, a Texas state bank, in the event of foreclosure of the Adjoining Tract pursuant to that certain Deed of Trust of even date herewith recorded in the Real Property Records of Blanco County, Texas; provided, however, if the Adjacent Tract has not been platted and all roads completed within two years from the date hereof, the above restrictions and assessments shall terminate in full at the option of Owner.

IN WITNESS WHEREOF, the undersigned, being the Owner, herein, has hereunto set its hand on this the 26 day of January 2021.

Master Flag, LP
 By: Master GP, LLC, its general partner

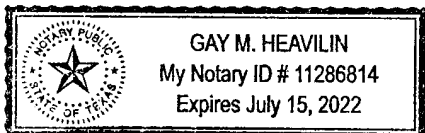

 Rex Bohls, Manager

THE STATE OF TEXAS §
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 COUNTY OF TRAVIS §

ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Rex Bohls, who is known to me through personal acquaintance or proper identification to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument as the Manager of Master GP, LLC, as General Partner for Master Flag, LP for the purposes and considerations therein expressed.

Given under my hand and seal of office on this 26 day of January 2021.





 Notary Public in and for
 The State of Texas

EXHIBIT "A"

BEING A 1212.09 ACRE TRACT OF LAND COMPRISED OF A PORTIONS OF THE T.B. HARDING SURVEY NO. 303, ABSTRACT NO. 1005, THE A. SMITH SURVEY NO. 80, ABSTRACT NO. 1441, THE G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, AND THE T.T.R.R.CO. SURVEY NO. 79, ABSTRACT NO. 779, ALSO ALL OF THE W.E. GILLBREATH SURVEY NO. 184, ABSTRACT NO. 1498, AND ALL OF THE C.N. SMITH SURVEY NO. 80, ABSTRACT NO. 1036 IN BLANCO COUNTY, TEXAS, AND FURTHER BEING COMPRISED OF ALL OF THAT FIRST TRACT, A CALLED 354 ACRE TRACT AND ALL OF THAT SECOND TRACT, A CALLED 242.1 ACRE TRACT, BOTH OF WHICH ARE DESCRIBED IN DOCUMENT TO LEONARD MURPHY, RECORDED IN VOLUME 159, PAGE 165 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND A PORTION OF A CALLED 2155 ACRE TRACT DESCRIBED IN DOCUMENT TO LEONARD MURPHY, RECORDED IN VOLUME 54, PAGE 113 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 1212.09 ACRE TRACT ALSO BEING OUT OF A CALLED 2005.85 ACRE TRACT CONVEYED IN DOCUMENT TO MURPHY FAMILY, LTD., RECORDED IN VOLUME 157, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 1212.09 ACRE TRACT. Said 1212.09 acre tract being more particularly described by metes and bounds in Exhibit "B-1" attached hereto and made a part hereof; SAVE AND EXCEPT a 646.81 acre tract of land, more or less, out of portions of the T.T.R.R.CO. SURVEY NO. 79, ABSTRACT NO. 779, the G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, and the W.E. GILLBREATH SURVEY NO. 184, ABSTRACT NO. 1498, Blanco County, Texas, being part of a called 1212.09 acre tract of land as described as Parcel No. 1 in Document No. 203152, of the Official Public Records of Blanco County, Texas. Said 646.81 acre tract being more particularly described by metes and bounds attached thereto as Exhibit "B-2".

Exhibit B-1

BEING A 1212.09 ACRE TRACT OF LAND COMPRISED OF A PORTIONS OF THE T.B. HARDING SURVEY NO. 303, ABSTRACT NO. 1005, THE A. SMITH SURVEY NO. 80, ABSTRACT NO. 1441, THE G.M. PATRICK SURVEY NO. 302, ABSTRACT NO. 1027, AND THE T.T.R.R.CO. SURVEY NO. 79, ABSTRACT NO. 779, ALSO ALL OF THE W.E. GILBREATH SURVEY NO. 184, ABSTRACT NO. 1498, AND ALL OF THE C.N. SMITH SURVEY NO. 80, ABSTRACT NO. 1036 IN BLANCO COUNTY, TEXAS, AND FURTHER BEING COMPRISED OF ALL OF THAT FIRST TRACT, A CALLED 354 ACRE TRACT AND ALL OF THAT SECOND TRACT, A CALLED 242.1 ACRE TRACT, BOTH OF WHICH ARE DESCRIBED IN DOCUMENT TO LEONARD MURPHY, RECORDED IN VOLUME 159, PAGE 165 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND A PORTION OF A CALLED 2155 ACRE TRACT DESCRIBED IN DOCUMENT TO LEONARD MURPHY, RECORDED IN VOLUME 54, PAGE 113 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 1212.09 ACRE TRACT ALSO BEING OUT OF A CALLED 2005.85 ACRE TRACT CONVEYED IN DOCUMENT TO MURPHY FAMILY, LTD., RECORDED IN VOLUME 157, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 1212.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2 iron pin found at the southeast corner of said First Tract and the northeast corner of a called 139.62 acre tract described in document to La Bala De Plata Investments, LLC, recorded in Volume 521, Page 409 of the Official Public Records of Blanco County, Texas, along the west line of a called 910.1 acre tract described in document to Roberta Rooke Hodges, recorded in Volume 69, Page 521 of the Deed Records of Blanco County, Texas, for a southeast corner hereof;

THENCE South 88°58'46" West, along a south line hereof and the south line of said First Tract and the north line of said 139.62 acre tract, a distance of 830.12' to a 1/2" iron pin found at the northwest corner of said 139.62 acre tract and the northeast corner of a called 124.21 acre tract described in document to Cynthia D. Morales, recorded in Document No. 171935 of the Official Public Records of Blanco County, Texas;

THENCE continuing along a south line hereof with the south line of said First Tract, and then a south line of said 2155 acre tract and the north line of said Morales tract, generally along a fence, the following courses and distances:

- 1) South 89°13'27" West, a distance of 690.95' to a 1/2" iron pin found;
- 2) South 88°11'13" West, a distance of 53.32' to a 1/2" iron pin found;
- 3) North 52°02'33" West, a distance of 34.91' to a 3" steel pipe fence post;
- 4) South 78°53'27" West, a distance of 95.08' to a 1/2" iron pin found;
- 5) South 87°48'20" West, a distance of 1666.25' to a 1/2" iron pin found at an interior corner of said 2155 acre tract and the northwest corner of said Morales tract, for an interior corner hereof;

THENCE South 00°11'24" East, along an east line of said 2155 acre tract and hereof and the west line of said Morales tract, a distance of 1094.62 to a 1/2" iron pin set with a Cuplin property cap along the north line of a 100' wide right-of-way described in document to the State of Texas, recorded in Volume 47, Page 103 of the Deed Records of Blanco County Texas, for the southeast corner hereof, whence a 1/2" iron pin set along the south line of said 100' wide right-of-way at the northeast corner of a 0.038 acre tract, surveyed this day out of said 2155 acre tract, bears South 00°11'24" East, a distance of 114.20' and a 1/2" iron pin found at the southwest corner of said Morales tract and the southeast corner of said 0.038 acre tract along the north right-of-way line of a variable width right-of-way described in document to the State of Texas, recorded in Volume 71, Page 158 of the Deed Records of Blanco, Texas and the apparent currently occupied north right-of-way line of U.S. Highway No. 290, bears additionally South 00°11'24" East, a distance of 12.91';

THENCE along the south line hereof and the north line of said 100' wide right-of-way, the following courses and distances:

- 1) North 61°18'41" West, a distance of 300.62' to a 1/2" iron pin set with a Cuplin property cap;
- 2) along a curve to the right having an arc length of 183.44', a radius of 2814.90', a chord bearing of North 59°26'40" West, and a chord length of 183.41' to a 1/2" iron pin set with a Cuplin property cap;;
- 3) North 57°34'41" West, a distance of 1377.60' to a 1/2" iron pin set with a Cuplin property cap;
- 4) along a curve to the left having an arc length of 210.71', a radius of 1482.70', a chord bearing of North 61°38'57" West, and a chord length of 210.53' to a 1/2" iron pin set with a Cuplin property cap;;
- 5) North 65°43'41" West, a distance of 643.95' to a 1/2" iron pin set with a Cuplin property cap along the east line of Tract 18 in Tierra Manana Subdivision, a subdivision of record in Volume 2, Page 43 of the Plat Records of Blanco County, Texas, for the southwest corner hereof, whence a 1/2" iron pin found at the southeast corner of said Tract 18, along the apparent currently occupied north right-of-way line of said U.S. Highway No. 290 bears South 04°45'41" West, a distance of 70.17';

THENCE North 04°45'41" East, along the west line hereof and the east line of said subdivision and then the east line of a called 347.01 acre tract described in document to John D. Byram, recorded in Volume 153, Page 175 of the Deed Records of Blanco County, Texas, generally along a fence, at a distance of 1790.04' pass a 3/8" iron pin found at the common east corner of said Tract 18 and Tract 15 in said subdivision, at a distance of 2608.66' pass the common east corner of said Tract 15 and Tract 14 in said subdivision, at a distance of 3219.86' pass 3.6' east of a 3" steel pipe fence post along the common boundary of said Tract 14 and Tract 13 in said subdivision, at a distance of 3892.53' pass a 3/8" iron pin found at the common east corner of said Tract 13 and Tract 12 in said subdivision, at a distance of 4603.00' pass a 3/8" iron pin found at the common east corner of said Tract 12 and Tract 11 in said subdivision, at a distance of 5700.27' pass a 3/8" iron pin found at the common east corner of said Tract 11 and Tract 10 in said subdivision, at a distance of 6583.64' pass a 3" steel pipe fence post at the northeast corner of said Tract 10 and the southeast corner of said Byram tract, for a total distance of 7083.86' to a 1/2" iron pin found at a northeast corner of said Byram tract along the north line of said 2155 acre tract and the south line of a called 13.44 acre tract described in document to Daryl A, Kayhle, Et Ux, recorded in Volume 144, Page 863 of the Deed Records of Blanco County, Texas, for the Northwest corner hereof;

THENCE along the north line hereof with the occupied north line of said 2155 acre tract and then the occupied north line of said Second Tract, generally along a fence, the following courses and distances:

- 1) North 86°47'03" East, a distance of 194.95' to a 1/2" iron pin found at the southeast corner of said 13.44 acre tract and the southwest corner of a called 11.30 acre tract described in said document to Daryl A. Kayhle;
- 2) North 87°10'05" East, a distance of 231.73' to a 3" steel pipe fence post;
- 3) North 87°53'00" East, a distance of 203.82' to a 3" steel pipe fence post at the southeast corner of said 11.30 acre tract and the southwest corner of a called 22.15 acre tract described in document to David Nathaniel Powell, Et Al, recorded in Document No. 201003 of the Official Public Records of Blanco County, Texas ;
- 4) North 87°52'21" East, a distance of 435.56' to a 1/2" iron pin found;

- 5) North 88°13'19" East, a distance of 435.35' to a 1/2" iron pin found at the southeast corner of said Powell tract and the southwest corner of a called 11.37 acre tract described in document to Nick M. Barbieri, Et Al, recorded in Volume 132, Page 878 of the Deed Records of Blanco County, Texas;
- 6) North 88°16'16" East, a distance of 435.33' to a 1/2" iron pin found at the southeast corner of said Barbieri tract and the southwest corner of a called 11.40 acre tract described in document to James W. Wright, recorded in Volume 99, Page 574 of the Deed Records of Blanco County, Texas;
- 7) North 88°06'42" East, a distance of 435.88' to a 1/2" iron pin found at the southeast corner of said Wright tract and the southwest corner of a called 11.401 acre tract described in document to Alphonse X. Dellert, Et AL, recorded in Volume 533, Page 437 of the Official Public Records of Blanco County, Texas;
- 8) North 88°05'48" East, a distance of 435.62' to a 1/2" iron pin found at the southeast corner of said Dellert tract and the southwest corner of a called 11.42 acre tract described in document to Landon B. Jones, recorded in Volume 377, Page 380 of the Official Public Records of Blanco County, Texas;
- 9) North 88°17'50" East, a distance of 434.95' to a 1/2" iron pin found at the southeast corner of said Jones tract and the southwest corner of a called 5.75 acre tract described in document to Ann B, Matlock, recorded in Volume 130, Page 792 of the Deed Records of Blanco County, Texas;
- 10) North 88°03'18" East, a distance of 217.83' to a 1/2" iron pin found at the southeast corner of said 5.75 acre tract and the southwest corner of a called 5.76 acre tract described in said Matlock document;
- 11) North 88°17'18" East, a distance of 217.63' to a 1/2" iron pin found to the southeast corner of said 5.76 acre tract and the southwest corner of a called 5.77 acre tract described in said Matlock document;
- 12) North 88°38'52" East, a distance of 217.79' to a 3" steel pipe fence post at the southeast corner of said 5.77 acre tract and the southwest corner of a called 18.564 acre tract described in document to Lindley Pond, recorded in Volume 208, Page 303 of the Official Public Records of Blanco County, Texas;
- 13) North 88°33'42" East, a distance of 652.10' to a 1/2" iron pin found at the southeast corner of said Pond tract and the southwest corner of a called 6.238 acre tract described in document to Christy Kaye Brothers, Et Al, recorded in Volume 462, Page 107 of the Official Public Records of Blanco County, Texas;
- 14) North 88°13'41" East, a distance of 603.00' to a 3" steel pipe fence post;
- 15) South 85°09'43" East, a distance of 314.30' to a 1/2" iron pin found near a 3" steel pipe fence post, at the southeast corner of said Brothers tract and the southwest corner of a called 46.007 acre tract described in document to Douglas Byrkit, Et Ux, for an angle point hereof;

THENCE South 85°57'47" East, continuing along the north line hereof and the occupied north line of said Second Tract, with the south line of said Byrkit tract, leaving said fence along the north side thereof, at a distance of 452.15', pass 8.6' north of a 3" steel pipe fence post, at a distance of 1412.67', pass 23.5 north of a 3" steel pipe fence post, at a distance of 1592.97', pass 25.1' north of a 3" steel pipe fence post, for a total distance of 1755.82' to a 3" steel pipe fence post at the occupied northeast corner of said Second Tract and the Northwest corner of said Hodges tract, for the northeast corner hereof;

THENCE along the east line hereof with the east line of said Second Tract and then the east line of said First Tract and the west line of said Hodges tract, generally along fence, the following courses and distances:

- 1) South 04°11'57" East, a distance of 2458.75' to a 3" steel pipe fence post;
- 2) South 03°55'37" East, a distance of 2033.22' to a 3" steel pipe fence post;
- 3) South 86°10'29" West, a distance of 1225.74' to a 3" steel pipe fence post;
- 4) South 01°21'05" East, a distance of 1288.17' to a 1/2" iron pin found;
- 5) South 88°42'25" West, a distance of 1249.54' to a 3" steel pipe fence post;
- 6) South 01°27'14" East, a distance of 1359.63', to the **POINT OF BEGINNING**, and containing 1212.09 acres, more or less.

Exhibit B-2

FIELD NOTES FOR A 646.81 ACRE TRACT OF LAND

A **646.81 acre** tract of land, out of portions of the T.T.R.R. Co. Survey No. 79, Abstract No. 779, the George M. Patrick Survey No. 302, Abstract No. 1027, and the W.E. Gilbreath Survey No. 84, Abstract No. 1498, Blanco County, Texas, being part of a called 1212.09 acre tract of land as described as Parcel No. 1, in Document No. 203152, of the Official Public Records of Blanco County, Texas. Said **646.81 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the north line of a 100' right-of-way to the State of Texas, as described in Volume 47, Page 103, of the Deed Records of Blanco County, Texas, and the west line of a called 124.21 acre tract of land as described in Document No. 171935, of the Official Public records of Blanco County, Texas, for the southeast corner of said 1212.09 acre tract and the tract described herein, from which a found 1/2" iron rod for the southwest corner of said 124.21 acre tract and the north line of a variable width right-of-way to the State of Texas, as described in Volume 71, Page 158, of the Deed Records of Blanco County, Texas, bears S 0° 10' 24" E, a distance of 127.29 feet;

THENCE: With the north line of said 100' right-of-way and the south line of said 1212.09 acre tract, the following five (5) courses:

1. **N 61° 18' 38" W**, a distance of **301.05 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for a point of curvature,
2. With a curve to the right having a radius of **2814.93 feet**, an arc length of **182.15 feet**, a delta angle of **3° 42' 27"** and a chord that bears, **N 59° 14' 21" W**, a distance of **182.12 feet**, to a found 1/2" iron rod with an orange plastic cap stamped "Cuplin" for a point of tangency,
3. **N 57° 35' 12" W**, a distance of **1378.78 feet**, to a found 1/2" iron rod with an orange plastic cap stamped "Cuplin" for a point of curvature,
4. With a curve to the left having a radius of **1482.69 feet**, an arc length of **210.58 feet**, a delta angle of **8° 08' 15"** and a chord that bears, **N 61° 36' 53" W**, a distance of **210.40 feet**, to a found 1/2" iron rod, for a point of tangency, and
5. **N 65° 46' 35" W**, a distance of **643.68 feet**, to a found 1/2" iron rod with an orange plastic cap stamped "Cuplin" in the east line of Tierra Manana Subdivision, recorded in Volume 2, Page 43, of the Plat Records of Blanco County, Texas, for the southwest corner of said 1212.09 acre tract and the tract described herein, from which a found 1/2" iron rod for the southeast corner of said Tierra Manana Subdivision bears S 4° 45' 38" W, a distance of 69.56 feet;

THENCE: **N 4° 45' 38" E**, with the common line between said Tierra Manana Subdivision and said 1212.09 acre tract, a distance of **3898.70 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the northwest corner of the tract described herein, from which a found 1/2" iron rod, in the south line of a called 13.36 acre tract of land as described in Document No. 931091, of the Official Public Records of Blanco County, Texas, for the northeast corner of a called 347.01 acre tract of land as described in Volume 153, Page 175, of the Official Public Records of Blanco County, Texas, and the northwest corner of said 1212.09 acre tract, bears N 4° 45' 38" E, a distance of 3185.15 feet;



THENCE: Departing said common line, over and across said 1212.09 acre tract, the following eleven (11) courses:

1. **S 85° 14' 22" E**, a distance of **685.00 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 4° 45' 38" W**, a distance of **74.34 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
3. **S 88° 55' 52" E**, a distance of **3947.20 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
4. **N 47° 15' 19" E**, a distance of **60.00 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
5. **S 42° 24' 40" E**, a distance of **17.81 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
6. **N 37° 56' 43" E**, a distance of **800.58 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
7. **S 61° 35' 55" E**, a distance of **607.54 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
8. **S 86° 27' 34" E**, a distance of **991.07 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
9. **S 86° 03' 52" E**, a distance of **60.00 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
10. With a curve to the left having a radius of **1170.00 feet**, an arc length of **81.87 feet**, a delta angle of **4° 00' 33"** and a chord that bears, **S 1° 55' 52" W**, a distance of **81.85 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
11. **N 86° 04' 23" E**, a distance of **952.38 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the west line of a called 910.10 acre tract of land as described in Volume 69, Page 521, of the Official Public Records of Blanco County, Texas, and the east line of said 1212.09 acre tract, from which a found 3" metal fence post, for a west corner of said 910.10 acre tract, bears **N 3° 55' 44" W**, a distance of 658.69 feet;

THENCE: With the common line between said 910.10 acre tract and said 1212.09 acre tract, the following five (5) courses:

1. **S 3° 55' 44" E**, a distance of **1374.37 feet**, to a found 3" metal fence post for corner,
2. **S 86° 10' 08" W**, a distance of **1225.60 feet**, to a found 3" metal fence post for corner,
3. **S 1° 21' 20" E**, a distance of **1288.40 feet**, to a found 1/2" iron rod for corner,
4. **S 88° 43' 40" W**, a distance of **1249.73 feet**, to a found 3" metal fence post for corner, and
5. **S 1° 27' 48" E**, a distance of **1359.48 feet**, to a found 1/2" iron rod for the northeast corner of a called 139.62 acre tract of land as described in Volume 521, Page 413, of the Official Public Records of Blanco County, Texas;

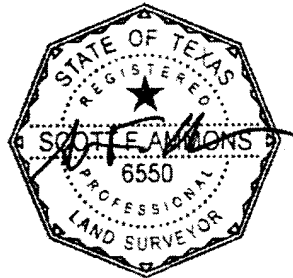
THENCE: **S 89° 00' 31" W**, with the common line between said 139.62 acre tract and said 1212.09 acre tract, a distance of **829.93 feet**, to a found 1/2" iron rod for the northeast corner of said 124.21 acre tract and the northwest corner of said 139.62 acre tract;



THENCE: With the common line between said 124.21 acre tract and said 1212.09 acre tract, the following six (6) courses:

1. **S 89° 11' 38" W**, a distance of **690.99 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner,
2. **S 88° 09' 24" W**, a distance of **53.32 feet**, to a found 1/2" iron rod for corner,
3. **N 52° 47' 24" W**, a distance of **35.20 feet**, to a found 3" metal fence post for corner,
4. **S 79° 07' 18" W**, a distance of **94.81 feet**, to a found 1/2" iron rod for corner,
5. **S 87° 45' 53" W**, a distance of **1665.58 feet**, to a found 1/2" iron rod for the northwest corner of said 124.21 acre tract, and
6. **S 0° 10' 24" E**, a distance of **1094.35 feet**, to the **POINT OF BEGINNING** and containing **646.81 acres** of land situated in Blanco County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on December 22, 2020.



Job # 20-5072 646.81 Acres

Date: January 13, 2021



VG-238-2021-210537

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 210537

Real Property Recordings

Recorded On: January 27, 2021 04:09 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 210537
Receipt Number: 20210127000020
Recorded Date/Time: January 27, 2021 04:09 PM
User: Melody E
Station: cclerk03

Record and Return To:

INDEPENDENCE TITLE



**STATE OF TEXAS
Blanco County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX